



THE CITY OF SAN DIEGO **MANAGER'S REPORT**

DATE ISSUED: June 15, 2001 REPORT NO. 01-129

ATTENTION: Honorable Mayor and City Council
Agenda of June 19, 2001

SUBJECT: Vacation of "A" Street
Continued from the City Council Meeting of May 29, 2001 (Process 5)

REFERENCE: Item-105, Council Docket of May 29, 2001
Vacation of "A" Street

SUMMARY

Issues - Should the City Council approve the resolution vacating a portion of "A" Street between Pacific Highway and California Street?

Manager's Recommendations - Adopt the resolution vacating the portion of "A" Street.

Environmental Impact - This action is exempt from CEQA pursuant to State CEQA Guidelines Section 15061(b)(3).

Fiscal Impact - None with this action. All costs for processing the application are recovered from an account maintained by the project applicant.

Housing Affordability Impact - None with this action.

Code Enforcement Impact - None with this action.

BACKGROUND

On May 29, 2001, the City Council considered this vacation and decided to continue the item until June 19, 2001 to allow staff time to research whether the vacation was necessary. In the City Council discussion, questions were raised about the need to retain this portion of "A" Street (Attachment No. 1) in the future for a street crossing, for pedestrian access, and for possible transit use. This report addresses these questions.

DISCUSSION

The Catellus Development Corporation of Los Angeles, California filed the request to vacate this portion of “A” Street. However, a general utility and easement access is being retained over the entire area of “A” Street that is proposed for vacation. The vacation request is part of an overall development proposal by Catellus on land they own along the east side of Pacific Highway between E Street and Ash. As part of this development proposal, the City entered into a Development Agreement with Catellus in 1992. While this Development Agreement did not specifically reference vacating this portion of “A” Street, it did show conceptual plans for these properties. These plans included private access drives in the location of “A” Street, a pedestrian arcade, and various landscape improvements. In addition, prior actions to vacate both “B” and “C” Streets have been processed and approved as part of this development proposal.

Attachment No. 4 is a memorandum from the Centre City Development Corporation (CCDC) that details the terms of this development agreement, provides an overview of the proposed development, and outlines CCDC’s support for the requested vacation.

Staff has also researched plans for the use of this portion of “A” Street as part of the circulation and transit system for downtown and this project is consistent with those plans. In the North Embarcadero Alliance Visionary Plan dated December 1999, “A” Street is shown as being eliminated between Pacific Highway and Kettner Boulevard. In the Final Master Environmental Impact Report for Centre City Redevelopment dated April 1992, this portion of “A” Street does not appear under existing and future roadway maps. In addition, staff has received confirmation from the Metropolitan Transit Development Board that they have no current or long range plans for the use of this right of way.

CONCLUSION

In light of the information presented above and the supporting information from CCDC, staff recommends that the City Council approve the “A” Street vacation and findings are contained in the docket information to support this action.

ALTERNATIVE(S)

1. Recommend approval of the street vacation with modifications.
2. Recommend denial of the proposed street vacation.

Respectfully submitted,

Tina P. Christiansen, A.I. A.
Development Services Director

Approved: George I. Loveland
Senior Deputy City Manager

Christiansen:KGB 557-7983

ATTACHMENTS:

Note: The attachments are not available in electronic format. A copy is available for review in the Office of the City Clerk.

1. Map of "A" Street
3. Vicinity Map
4. Street Vacation Map
5. Memorandum, Center City Development Corporation to the Mayor and City Council Members Dated June 7, 2001